



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, August 3, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2021-0638 – 5 Star Carwash on W Gate City Blvd

3803 W Gate City Blvd – 1.18 Acres

Existing Use: pawn shop; Proposed Use: carwash

Existing BUA: 0.46 AC; Proposed BUA: 0.7 AC

Contacts: Jarrett Senkbeil with OnSite Civil

Conditional Approvals:

Stormwater Conveyance: *Previous Storm Table comments were not addressed – see sheet C503 and last page of calcs for comments that must be addressed before final TRC approval*

Watershed Protection-Stormwater: *Correct the 1-year storm elevation on the cross section*

5. Discussion Items:

6. Adjournment

For more information, please contact: *Planning Department* (336) 373-2144 | [Greensboro Planning Website](#)



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 5, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2020-2435 7-Eleven North Church Street

Address: 800 E. Cornwallis Drive – 1.38 acres

Existing use: commercial, Existing GFA: 3,286 sq. ft., Existing BUA: 0.78 of an acre

Proposed use: gas station and convenience store

Proposed GFA: 3,564 sq. ft., Proposed BUA: 0.70 of an acre

Contact: Carlos Petrovich, BL Companies

Conditional Approval

Zoning: *Please remove note AA (pylon sign) and the sign itself on the site plan. Signs are handled in a separate sign permitting process.*

B. 2021-0996 Tew Street Preliminary Subdivision

Address: 3009, 3011 and 3015 Tew Street – 1.013 acres

Existing use: vacant

Proposed use: single family residential, re-division of Lots 1-3 of T.F. White Subdivision

Contact: Sacks Surveying, Michael McKibbin

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 6, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am – 10:45am

2021-1644 Modwash Car Wash

Address: 4001 Elton Way – 2.11 acres

Existing use: vacant commercial property, Existing GFA: 0 sq. ft., Existing BUA: 10,709 sq. ft.

Proposed use: commercial car wash, Proposed GFA: 4,504 sq. ft., Proposed BUA: 27,190 sq. ft.

Contact: Stan Wingo/McAdams

3. Consent Agenda:

4. Business Agenda:

A. 2021-1301 Triad Math and Science Academy High School Site Improvements

Address: 700 Creek Ridge Road – 11.49 acres

Existing use: educational, Existing GFA: 75,813 sq. ft., Existing BUA: 4.43 acres

Proposed use: site improvements for campus

Proposed GFA: 0 sq. ft., Proposed BUA: 0.27 of an acre

Contact: Triad Design Group, PC

B. 2020-1381 Guilford Preparatory Academy Turf Changes (Table Vote)

Address: 2240 E. Cone Blvd and 2240-LS E. Cone Blvd. – 25.03 acres

Proposed use: charter school

Proposed minor revision approved TRC plan: Relocating sidewalk on the rear of the building to near the gym for an outdoor class area; no addition or reduction in impervious surface area; installed turf will meet ADA accessibility guidelines.

Contact: Tim Carter, Kimley-Horn

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, August 9, 2021 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am – 10:45am

2021-1791 Sketch Plan Pisgah Church Townhomes

Address: 1308 Pisgah Church Rd

Existing use: single family and vacant

Proposed use: 22-unit townhouse development

Contact: Robin Yaun/Hagen Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2020-1381 Guilford Preparatory Academy Turf Changes (Table Vote)

Address: 2240 E. Cone Blvd and 2240-LS E. Cone Blvd. – 25.03 acres

Proposed use: charter school

Proposed minor revision approved TRC plan: Relocating sidewalk on the rear of the building to near the gym for an outdoor class area; no addition or reduction in impervious surface area; installed turf will meet ADA accessibility guidelines.

Contact: Tim Carter, Kimley-Horn

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 12, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for Exempt Plat 2021-1305

Address: 606 Stage Coach Trail – 2.07 acres

Proposed modification regarding Land Development Ordinance Section 30-13-3.5, in application of creating 2 lots

Contact: John Dillon

See attachment

B. PL (P) 21-26 Proposed Annexation

Address: 3904 Randleman Road – 0.887 of an acre

Brief overview: Proposed annexation of 3904 and 3904-ZZ Randleman Road (west of Randleman Road and north of Pitman Road - 0.887 acres)

Owners/applicants: Milam Management Group, LLC

See attachment

C. PL (P) 21-27 Proposed Street Closings

Brief overview: request to permanently close the entire length of three streets: Hywood Drive, Kellom Street and McCallum Street

1. Hywood Drive – from eastern right-of-way line of Guilford College Road southeastward approximately 1,050 ft. to southern right-of-way line of McCallum Street

2. Kellom Street – from the right-of-way line of Hywood Drive eastward approximately 460 ft. to the western right-of-way line of Bridford Parkway

3. McCallum Street – from the eastern right-of-way line of Hywood Drive eastward approximately 700 ft. of the western right-of-way line for Bridford Parkway

Contact: FISEAS Properties, LLC

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

August 13, 2021 at 11:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

11:00am – 11:45am

2021-1835 Sketch Plan McConnell Road Industrial Site

Address: 3618 McConnell Road – 18.7 acres in Guilford County

Existing use: single family residential

Proposed use: industrial, Proposed GFA: 280,000 sq. ft.

Contact: Wake Hamilton/Adam Carroll, Timmons

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, August 17, 2021 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2020-2255 Mavis Tire – Battleground Avenue

Address: 3924 Battleground Avenue – 2.83 acres

Existing use: vacant, Existing BUA: 1.16 acres

Proposed use: automobile repair

Proposed GFA: 6,952 sq. ft., Proposed BUA: 13,939 sq. ft.

Contact: Bohler Engineering

Conditional Approval

Watershed Protection-Stormwater: *Change underdrain inv.elev. for BMP-7 on shts. C-400, C-401, C-402*

B. 2019-1198 Park View Townhomes Re-approval

Address: 816 Park Avenue – 0.33 of an acre

Existing use: vacant, Existing BUA: 9,722 sq. ft.

Proposed use: 4 townhomes, Proposed BUA: 107,740 sq. ft.

Contact: Lisa Morehead, Affordable Options

Original TRC approval on September 6, 2019

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 19, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am – 10:45am

2021-1884 Sketch Plan Church Addition and Parking Long Street

Address: 410 Long Street – 3.36 acres

Existing use: existing church site, deed book 3165, page 877

Proposed use: church

Contact: Samnang Ksor

3. Consent Agenda:

4. Business Agenda:

A. 2021-1882 Greenlea 68 Shell Building Revision (2020-2161)

Address: 1671 Greenbourne Drive – 16.5 acres

Existing use: development in-progress, TRC plan 2020-2161

Proposed use: parking areas, other changes to BUA

Contact: Samet Corp, Triad Design

Conditional Approvals

Building Inspections: See sheet C102. Exit route cannot coincide with vehicular traffic and go behind parked cars. You can go in a diagonal. See uploaded sheet C102 where I have marked the red line. Please revise.

Landscape/Tree Preservation: Please update and show new landscaping calculations to reflect the additional 75 parking spaces

Stormwater Conveyance: See sheets C103 and C104 for labeling comments that must be addressed before final TRC approval

Watershed Protection-Stormwater: See e-plan for comments

Zoning-TRC: Please update address in Title Block on all TRC plan pages to the Greenbourne address; please update the project description on TRC cover page to summary changes being made on revision.

B. Unified Development Plan (UDP) S. Elm-Eugene Apartments and Convenience Store

Address: 3721 S. Elm-Eugene Street – 13 acres

Existing use: single family

Propose use: 233-unit apartments, convenience store on 2 lots, Proposed GFA: 4,000 sq. ft.,

Proposed BUA: 1.3 acres

Contact: Devindra Patel/Garrett Neal, Davis Martin Powell

See attachment



C. 2021-0567 Simply Southern Warehouse

Address: 500 Gallimore Dairy Road – 14.35 acres

Existing use: wooded lot with single family dwelling

Proposed use: manufacturing building with associated parking

Proposed GFA: 73,702 sq. ft., Proposed BUA: 3.46 acres

Contact: WTA Holdings, LLC/Matt Johnson, Triad Design

Conditional Approval

Watershed Protection-Stormwater: *Please address minor comments on the cover sheet*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 20, 2021 at 11:00 am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

11:00am – 11:45am

2021-1844 Sketch Plan Church Addition and Parking – Long Street

Address: 410 Long Street – 3.336 acres

Existing use: church

Proposed use: expansion of church and parking lot

Contact: Samnang Ksor

3. Consent Agenda:

4. Business Agenda:

A. 2021-0158 Edward Jones at E. Newlyn Office Building

Address: 2000 Roseland Street – 0.37 of an acre

Existing use: vacant, Existing BUA: 0.19 of an acre

Proposed use: new office building with associated parking

Proposed GFA: 3,600 sq. ft., Proposed BUA: 0.22 of an acre

Contact: Land Solutions, Bill Greco/Westcott, Small, and Associates, PLLC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, August 23, 2021 at 10:00am
Virtual meeting – Zoom

1. Call to Order

Members:

Engineering & Inspections Dept.
Fire Department
Parks & Recreation Dept.
Planning Administration
Planning Administration (Development Services Division)
Transportation Dept.
Water Resources (Engineering Division)
Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am – 10:45am

2021-1918 Sketch Plan Clarkson Road Preliminary Subdivision

Address: 3201 Clarkson Road – 4.75 acres

Existing use: vacant lots

Proposed use: 14 lot subdivision

Contact: Nate Pringle and Jim Brantley

11:00am-11:45am

2021-1909 Sketch Plan Rehobeth Church Townhomes

Address: 4401 Rehobeth Church Road – 13.8 acres

Existing use: single family zoning

Proposed use: 92 townhomes, Proposed BUA: 4.2 acres

Contact: Robert Dischinger, Evans Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2021-1027 MANLEY DRIVE

Address: 301 Norwalk Street and 110 Manley Avenue – 9.335 acres

Existing use: warehouse, Existing GFA: 236,420 sq. ft., BUA: 305,807 sq. ft.

Proposed use: new building, Proposed GFA: 32,045 sq. ft, BUA: 38,853 sq. ft.

Contact: Todd Murphy, CPT Engineering

Conditional Approval

Fire Prevention: The gate on the Manley Ave side of the structure is not a requirement from Greensboro Fire. It can stay, but isn't required for Fire Apparatus Access or for Fire Hose Pulls. Also, Knox box shall be on the building itself near the main entrance or access. If a fence is installed that blocks Fire Hose Pulls, a 4' man gate and Knox box will be required in that fence.

B. 2020-1381 Guilford Preparatory Academy Turf Changes (Table Vote)

Address: 2240 E. Cone Blvd and 2240-LS E. Cone Blvd. – 25.03 acres

Proposed use: charter school

Proposed minor revision approved TRC plan: Relocating sidewalk on the rear of the building to near the gym for an outdoor class area; no addition or reduction in impervious surface area; installed turf will meet ADA accessibility guidelines.

Contact: Tim Carter, Kimley-Horn

Updated attachment

5. Discussion Items:

6. Adjournment



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, August 24, 2021 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

A. 10am – 10:45am

2021-1923 - *Sketch Plan* for Pleasant Ridge Townhomes

Address: 1819 Pleasant Ridge Road – 45.7 Acres

Existing Use: vacant site; Proposed Use: 282 Townhomes

Contact: Eddie MacEldowney with Davis Martin Powell

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:
Planning Department
(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 26, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am – 10:45am

2021-1951 Sketch Plan Gallucci Sculpting Studio

Address: 499 Industrial Avenue – 3.23 acres

Existing use: industrial building

Proposed use: sculpting studio

Contact: Jim Gallucci

3. Consent Agenda:

4. Business Agenda:

A. 2021-1056 Isler Street Hotel Revision (see 2017-0218)

Address: 3312 and 3314 Isler Street – 3.86 acres

Existing use: existing hotel under construction

Existing BUA: 90,309 sq. ft.

Proposed use: conversion from biocell to sandfilter

Proposed GFA: Phase 1- 45,840 sq. ft., Phase 2 – 33,900 sq. ft.

Contact: Amer Baker/Aden Stoltzfus, SEI Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 27, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2021-0107 Reaves Drywall New Office and Warehouse Site Work

Address: 8507 Cider Road – 2.03 acres

Existing use: rezoned from R-3 to LI, Existing GFA: 0.09 of an acre, Existing BUA: 0.19 ac

Proposed use: office/warehouse, Proposed GFA: 0.24 of an acre, Proposed BUA: 0.8 ac

Contact: Reaves Drywall and Associates, Inc./Green Mountain Engineering

Conditional Approval

Watershed Protection-Stormwater: See comments on C-6.0 on e-plan

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, August 30, 2021 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am – 10:45am

2021-1957 Sketch Plan Stony River Subdivision

Address: 3196 Stonypointe Drive

Existing use: vacant parcel

Proposed use: 9 single-family lots

Contact: Juhann Waller and Cameron Young, JC Waller and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2021-0894 Cardinal Village Veterinary Clinic and Retail Shops

Address: 2311 Fleming Road – 0.71 of an acre

Existing use: retail, Existing BUA: 0.37

Proposed use: veterinary office and shops

Proposed GFA: 6,990 sq. ft., Proposed BUA: 0.12 of an acre

Contact: Essa Commercial Real Estate/Eddie MacEldowney, Davis Martin Powell

B. 2021-1817 Preliminary Subdivision Grandover North Revision (2020-2622)

Montrose Village

Address: Near 5009 Post Bridge Dr. - 29.79 acres

Existing use: vacant, Existing BUA: 2.22 acres

Proposed use: 102 lot subdivision, Proposed BUA: 9.789 acres

Contact: Anthony Lester, Evans Engineering

Conditional Approvals

Addressing Coordinator: On Sheet No. 4, add address label: 5135 for Lot 101

Building Inspections: What is the structure shown on Sheet 4 with an address 5142? If it is an assembly use then it may require 2 remote exits depending on occupant load. Please label and identify how it will be used

Planning: General notes: As part of a PUD, the open space was determined during the UDP and rezoning, so no calculation update needed. 84 parking spaces required, they can be in the driveway or garage of each townhouse

Stormwater Conveyance: (1) See sheets 8 & 9 for labeling comment that needs to be removed before final TRC approval. (2) See sheet 8 for comment about pipe size that must be addressed in construction review

C. Easement Release for 925 New Garden Road

Address: 925 New Garden Road

Easement release request: 3,100 sq. ft. of black top access of Arcadia Drive behind existing buildings within the existing 15' biocell easement

Ref: Plat Book 163, Page 98

Contact: Friends Home/Gray Nichols, Landmark Builders

See attachment



D. Easement Release for 26 Notting Hill Court

Address: 26 Notting Hill Court

Easement release request: 4,023 sq. ft. area of Water Quality Conservation Easement to be rededicated with the same amount of area elsewhere on the subject property by new plat

Ref: Plat Book 159, Page 56

Contact: Wilson Surveying

See attachment

E. 2019-2613 Flow Mazda Showroom Bridford Parkway (Table Vote)

Address: 1205 Bridford Parkway – 8.08 acres

Existing use: car dealership

Proposed change: demolition of existing showroom and rebuilding of showroom building addition to existing service building, Proposed GFA: 10,276 sq. ft., Proposed BUA: See attachment

Table vote: regarding concrete area near the City's sanitary sewer line project

Contact: Christy Turner, Stimmel Associates

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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